

**Weare Conservation Commission  
Minutes  
March 8, 2006  
+++++FINAL+++++**

Tom Carr called the meeting to order at 7:10 P.M.

In attendance were: Pat Myers, John Ciampi, Andrea Alderman, George Malette, Andy Fulton, and Tom Carr. George is sitting as a regular voting member this evening.

**1). Minutes of 2-08-06-** The members reviewed last month's minutes, and the following changes were noted:

- a) In topic number 1, 16<sup>th</sup> line down from the beginning of paragraph, change the figure 0.71 to 0.67.
- b) After topic number 6, add a topic number 7, which shall be entitled "Stuffed Owl", and this topic proposes that the Stuffed Owl, which currently resides in the Conservation Room, and was gifted to the Commission by former local resident Bobby Reeves, will be relocated to the Weare Public Library for viewing and safekeeping.

George made motion to accept the changes as proposes, and Andrea 2<sup>nd</sup>. All eligible voting members voted in favor, and the motion carries. John and Tom abstained.

**2). Wetland Applications and/or discussion:**

- Drainage Analysis of Cold Springs RV Center- Tom feels that this issue isn't something the Conservation Commission needs to be concerned with. The Commission requests that the drainage report and wetland application be kept with Evelyn O'Connor, Town Clerk, and to trust that the Town's Engineer will advise the Planning Board and Conservation Commission of its findings.
- Art Siciliano Expedited Application (continued) - Andrea made motion to sign off this expedited application, and George 2<sup>nd</sup>. All voted in favor, and the motion carries.
- DES file # 2006-00228- Michael Melcher, map 407, lots 39 & 40, complete forestry notification. No issues with the Conservation Commission.
- DES file # 2006-00062- Frank Ferrante, Reality Trust, map 201, lot 35.1, pertains to a notice of incomplete expedited application. No issues with the Conservation Commission.

**3). Planning Board:**

- SHB Properties, LLC- a subdivision located on S. Stark Highway, map 411, lot #152. Tom stepped down from involvement in this issue due to professional implications. The Conservation Commission would like to see this site promoted as a cluster development; however, it

continues to be presented as a standard. The purpose of this plan is to subdivide tax map 411, lot 152 into 5 residential lots. Andrea suggested that the Commission needs to have more information concerning this subdivision, such as location of wells and driveways. The Commission requests that the applicant attend the next meeting of the Conservation Commission, scheduled for April 12, to explain the need for standard vs. cluster, and to answer general engineering questions regarding the easements shown for drainage and non-disturbance.

- Silva Revocable Trust- map 411, lot 103, the Commission does not understand the technical aspects of the data as presented, however, it is trusted the Town's Engineer will advise the Planning Board and Conservation of their findings.

#### 4). Other Issues:

- A. Roadside Signs- Andrea indicated there are 75 signs remaining to be distributed around town. She will distribute the remaining signs following this evenings meeting. Discussion then revolved around methods that can be employed to place the signs into frozen, snow less earth, and the legalities of placing them along roadways, on utility poles, and on DOT property. John mentioned he inquired to PSNH legal department for advice on using their property to secure signage.
- B. Town wide Ecological Inventory and Assessment Proposal- Andrea met with Lionel Chute, coordinator for the N.H. National Heritage Bureau, and Bill Michaels, ecologist with the same concern. Initially, Bill will do a spatial analysis totaling 800 acres, and 2/3's of his time will be taken up by field work. In 2007, two other sites will be inventoried, estimated at 400 acres. Andrea estimated total open space in town to be 2500 acres, including Pine Hill Forest. \$10K has been allotted for this project thus far. Pat recommends inventorying the land in phases, starting with prioritized acreage, and as funding becomes available, continues on. This Inventory and Assessment Report, Andrea stated, could be used as the biological portion of the proposed Natural Resource Inventory. Funding will be taken from the Conservation Fund, and Andrea pointed out that most of the cost for this project will go towards field work rather than for information from existing GIS data, which in most cases, is readily available. Tom suggested continuing discussion on this issue at next month's meeting so that Steve Najjar, a Commission member, can be included in the discussion, and possibly add his comments.
- C. Holly Hill Easement Tree Cutting Violation- Andy met with Margaret Watkins, executive director for the PWA, and Heleen Kurk to try and devise a response to an illegal tree cutting episode bordering the Johnson's property and the Breed Brook Conservation Land. Andy drafted a letter to the Johnson's stipulating what must be done to correct the violation, including dropping all leaning trees on the conservation property, and removing all slash from the property line. Heleen Kurk explained to the Commission that it is more prudent to

have a licensed, insured contractor do the job, in order to assuage liability claims against the Town. Andy would also like to charge the Johnson's for his time off from his employment when he met with a forest ranger; Tom Carr's lost time from his job (2 hours), \$210.00 fine for violation of the Timber Trespass Law, and the PWA's time, all of which figures around \$800.00. Andy mused how to establish awareness to any future initial homeowner, whose property bounds conservation land, concerning unintentional cutting on the perspective conservation land. Tom and Andy concur that the most effective way would be to work with Chip Meany, Town Code Enforcement Officer, who will, if this suggestion is implemented, provide a handout to the builder and perspective landowner, explaining the laws applied to illegal cutting on conservation land. Andy suggests giving the Johnson's a 6-8 week window to complete the cleanup phase.

**5). George Malette's Planning Board Liaison Agenda:**

**A. Planning Board's Response to the Commission's Recommendations:**

- 1) Concerning the Baskerville Warranty Deed, when the Commission finalizes a satisfactory version of it, Paul Morin, Planning Board chair, suggests forwarding it to Bill Dresher, Town Council, for review, underscoring desired verbiage or striking what the Commission wants excluded. If the Commission can devise a template from the formatting of this deed, forward it to the PB for their review and possible future use. It was agreed to continue on this matter at next month's meeting when Steve Najjar, Commission member, and Bob Baskerville, developer, can both attend so to bring everyone to the same page.
- 2) Concerning Art Siciliano's subdivision off Pine Hill Rd., Art wants to have the buffer requirement changed to 50' before committing to relocating his 3 lots, as suggested by the Conservation Commission, in order to maintain a larger contiguous block of open space. Planning informed Mr. Siciliano that he needs to comply with the 100' buffer while it is still written as law. However, buffer limitations may change after March's vote.
- 3) The WCC would like to have direct representation with the Planning Board. PB's response was that more discussion is needed because a conflict sometimes arises due to statutory time limits, especially when the CC meets one week after the regular PB meeting. On the other hand, the PB questions why George Malette cannot act as liaison between both boards since he already represents the two. George maintains that while sitting on the PB as a(n alternate) member, he can only vote as a PB participant, and not as a CC member.
- 4) The WCC feels it should be part of the Gravel Permit Review Process. The Planning Board agrees, but informs the CC that in Weare the BOS is the authority in this matter. Planning suggests the CC work with the BOS ex-officio on this issue. George stated that the CC should receive a copy of any generated gravel permit applications.

- B. Pine Hill Forest – George broached the topic of Pine Hill Forest, to which Tom added that if the vote on March 14 goes as hoped, it would be a good idea to sit with all potential easement holders to hash out a management plan with whoever will eventually adopt the easement.
- C. Joe Fialia as new ex-officio – George mentioned that during an informal BOS coffee meeting, he detected the possibility that Joe Fialia has been the new Commission ex-officio.
- D. Natural Resource Inventory – George reviewed the nuts and bolts of developing a Natural Resource Inventory for Weare. He emphasized the importance of such a document for long and short term planning purposes, and as a useful tool for the other departments, especially the Economic and Development Committee which would use this report to avoid negatively impacting natural resources. George urged the Commission to initiate work on this project, especially since it is one of the prime objectives of any CC, so stated in RSA 36-A. George suggested that all the members read chapter 5 of the Conservation Commission Handbook in order to become familiar with the proceedings. Andy wholeheartedly agreed, but ventured to remark that someone or an organization is needed to jump start this project and to plot its course, to which George replied there are agencies out there qualified in this field, so the CC's first protocol should be to invest its time researching for a capable candidate. As a reference point for choosing a viable organization, George suggests contacting other towns that already have compiled a NRI, which would aid the launching of this project. Pat recommends, in the vain of initiating this endeavor, that the members go ahead and read Chapter 5 of the Conservation handbook, and she will begin research of seeking out possible prospects, but not contacting them until she receives the nod from the Commission. Andy envisioned that by summer we can start moving ahead on this project, while George suggested making attempts reeling in perspective alternates and volunteers for assistance. During discussion concerning alternatives, Andy reminded the Commission that the active member list needs to be updated in light of recent changes in member status. Continuing with the NRI discussion, Pat mentioned that there are probably grant funds available that may be applicable to this undertaking, and George followed that the Southern NH Planning Commission can assist the Commission with GIS mapping.
- E. Maps of Greenways and Open Space - George distributed reconfigured maps to Commission members that were originally produced for the Master Plan, depicting natural resources on open space lands, overlapping them, and attempting to construct connective corridors throughout Town. He used the town of Nottingham as a template, showing how they created greenways by connecting contiguous small parcels of open space, which will ultimately connect to adjoining regions. The overall objective of these maps is to pave the way for long term sustainable planning. George underscored the need to begin to develop greenway corridors in the near future while still possible. Pat

chimed that this type of project may be more suitable for discussion with the Open Space Committee.

- F. Adding a Design Review to the Review process - Speaking on behalf of the Planning Board, George raised the issue of introducing an intermediary step in the subdivision review process of adding a design review process, to come after the conceptual, before proceeding to the final review. This new concept would allow Planning to discuss details and all angles and particulars in order to craft a higher grade end product. George distributed a copy of this proposed new review process for review and comment. The changes recommended are thus:

- a). 2<sup>nd</sup> paragraph down, 2<sup>nd</sup> line, strike "*may also*" and add "*should*".
- b). 3<sup>rd</sup> paragraph down, 3<sup>rd</sup> line, strike "*should*" and insert "*will*".
- c). Same paragraph as above, 5<sup>th</sup> line down, strike "*asked*", and insert "*required*".

The Planning Board will review this proposal at their next work session on March 23.

- G. A Landowners guide to Inventorying and Monitoring

Wildlife in NH- George displayed a copy of this new book for the members review, and suggesting that the Commission purchase 2 copies of this publication for the Town and the Commission libraries. Cost for these tomes is \$10.00 apiece. George made motion to expend \$20.00 from the Operating Budget, and Andy 2<sup>nd</sup>. All voted in favor, and the motion carries.

**6). Adjournment-** George made motion to adjourn, and Andy 2<sup>nd</sup>. All voted in favor, and with no further business to attend to this evening, this meeting adjourned at 9:44 PM.

Duly Recorded as a True Record,

John Ciampi  
Recording Secretary WCC

cc: Tina Pelletier  
BOS  
Commission Files  
Town Clerk